





RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

Picatinny Arsenal, New Jersey



RCI OVERVIEW:

- ✓ Military Housing Privatization Initiative in the
National Defense Authorization Act of 1996
- ✓ RCI is the Army's vehicle for improving the
quality and quantity of its housing
- ✓ Provides innovation and solutions to the
current
Military housing situation



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RCI GUIDING PRINCIPLES

VISION - Military members and their families will have access to quality family housing which is safe, modern, affordable, attractive, and convenient

MISSION - Develop high-quality accommodations at no cost to the military member

GOALS -

- ✓ Replace all outdated housing with high-quality communities

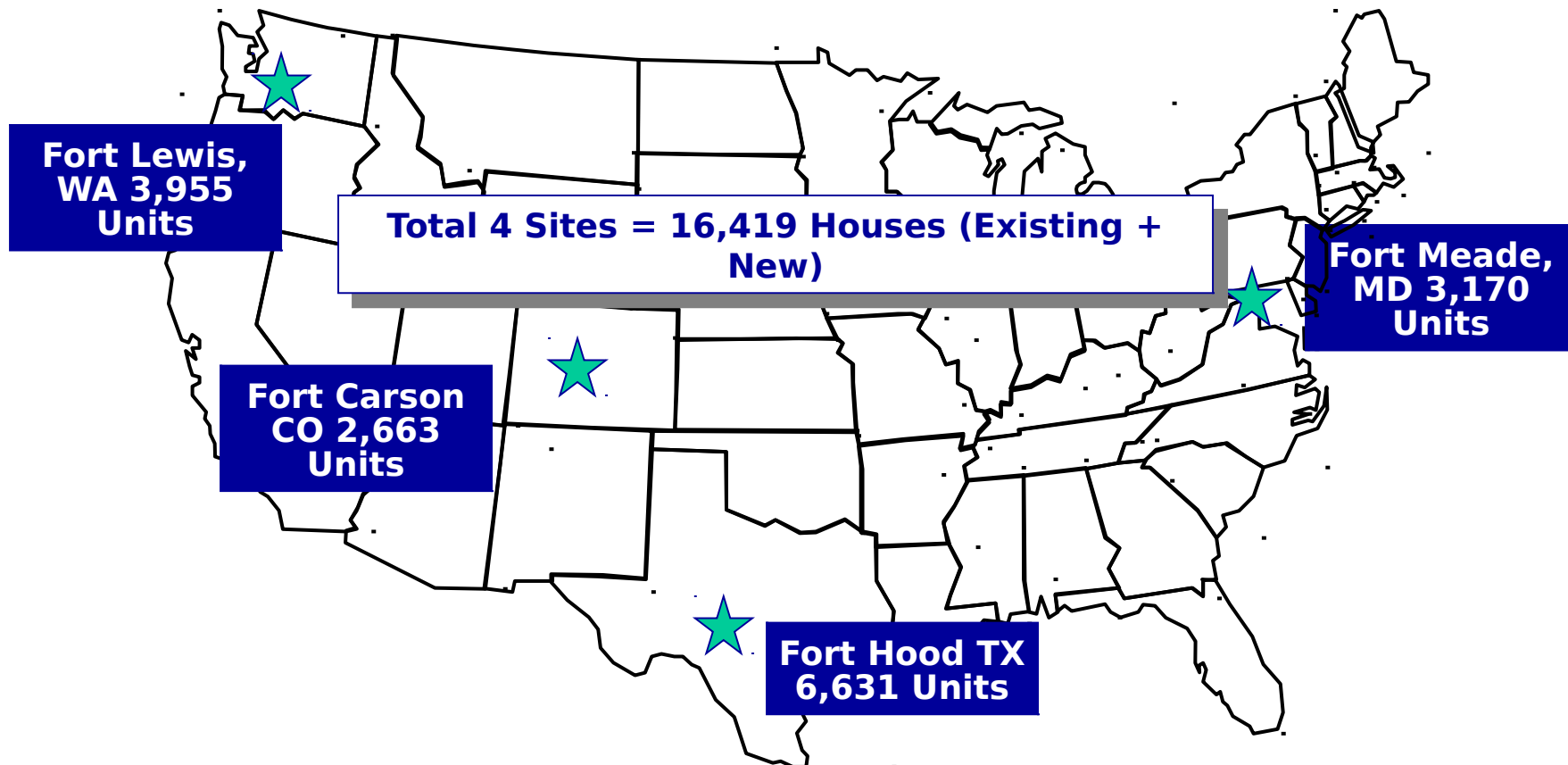


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INITIAL PILOT INSTALLATIONS



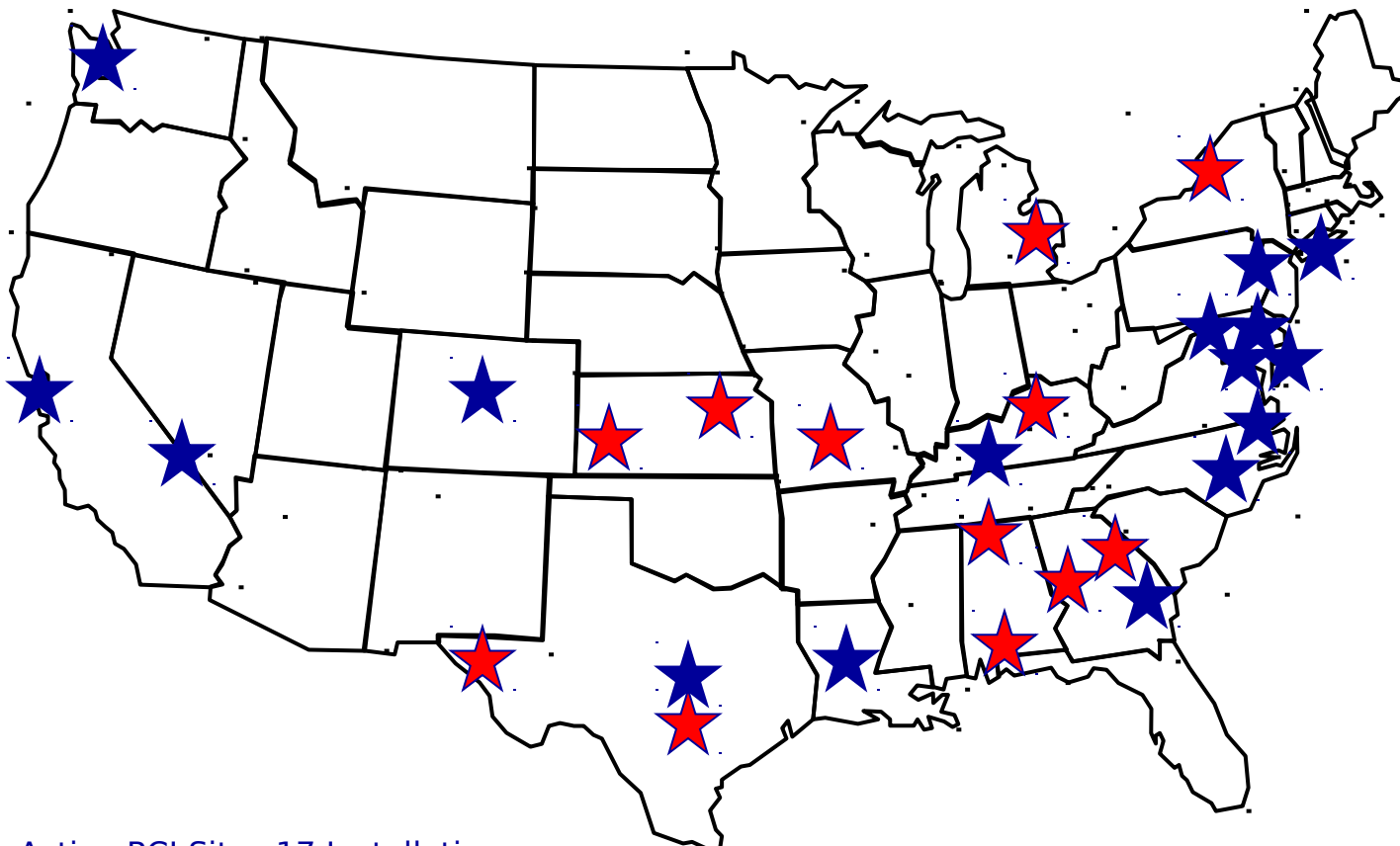


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FY02-05 RCI SITES



Blue - Active RCI Sites 17 Installations
Red - FY04-05 Sites 12 Installations



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RCI VISION FOR PICATINNY

- Picatinny Arsenal proposes to partner with a private sector developer who will continue to provide high-quality family housing accommodations and amenities, with little or no Government investment
- End product is expected to be 116 dwelling units in quality neighborhoods
- Provide a more equitable distribution of assets
 - Increase the number of four and five bedroom enlisted units
 - Increase overall quality of enlisted units
- Enhanced soldier/family well-being
 - Increase recreation areas
 - Modernize and increase playgrounds
 - Increase off-street and covered parking
 - Dramatically increase personal storage areas
 - Improve neighborhood landscaping



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HOUSING UNITS CONSTRUCTED *(By Year and # of Bedrooms)*

Year Constructed	Number of Units Constructed				
	2 BR	3BR	4BR	5BR	TOTALS
1880-1939	1	2	11	9	23
1964		36	2		38
1984	26				26
Under Const.		16	13		29
TOTALS	27	54	26	9	116

Housing Provided for Military Personnel Assigned to Picatinny Arsenal as well as Military Assigned Throughout the Metropolitan Area



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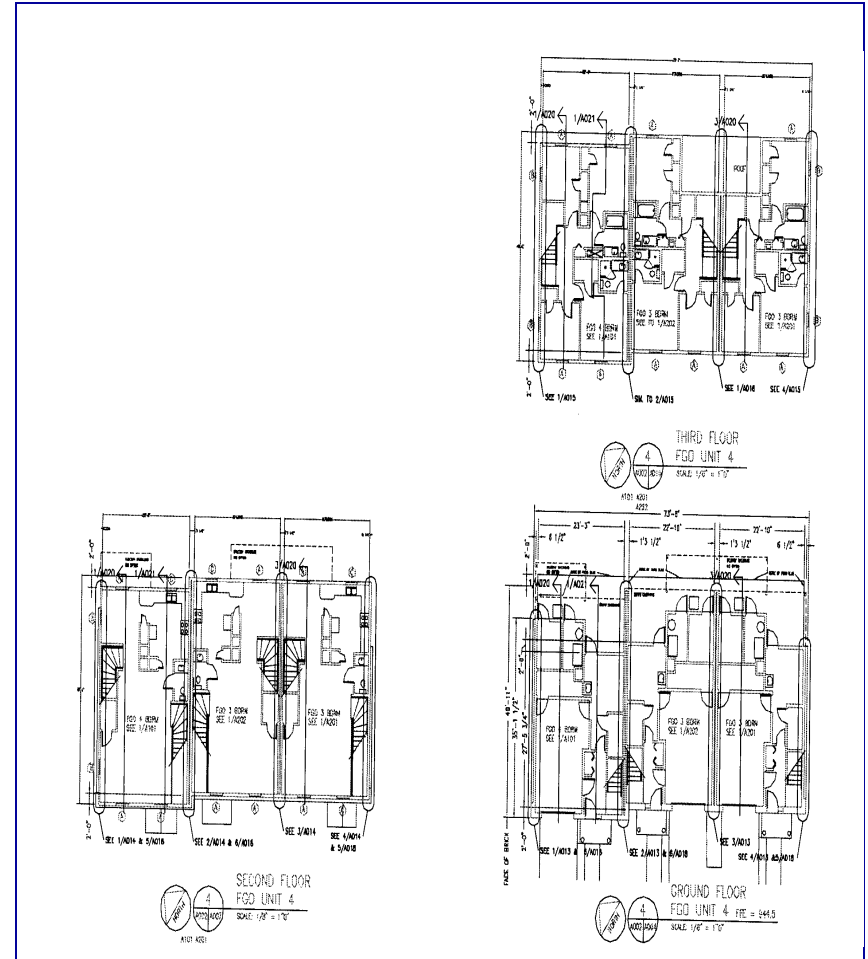


NEW FAMILY HOUSING - SPICER VILLAGE



Size 1,350-1,550 sf
 Year Built 2002
 Number of Bedrooms 3 - 4
 Number of Bathrooms 2 1/2*
 Type of Heat Heat Pump
 Electric Meter Installed Yes

*All units have 2-1/2 baths except handicapped which have 2



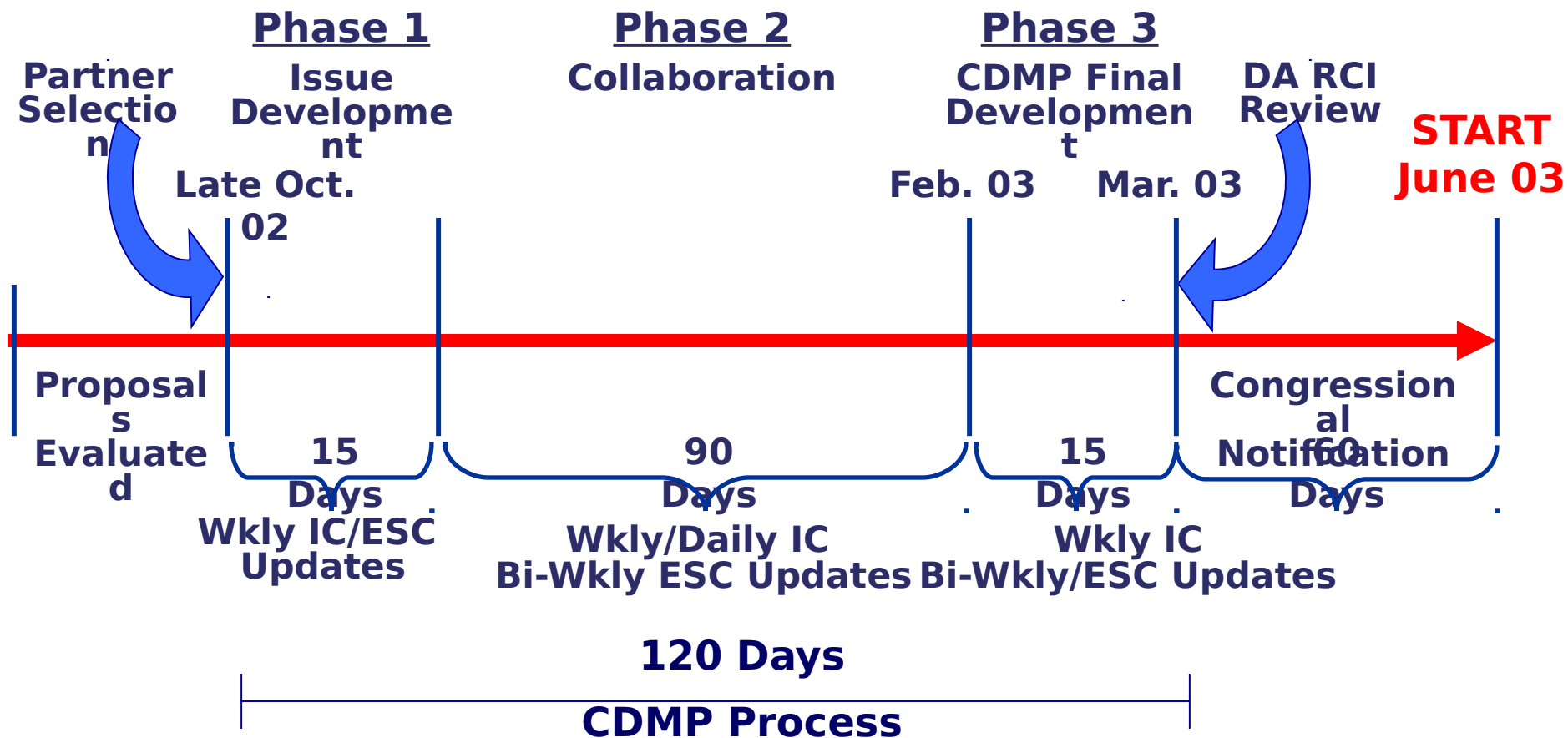


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CURRENT SCHEDULE:





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PARADIGM SHIFT

<u>MILCON</u>	<u>RCI</u>
▪ Occupant	▪ Resident
▪ Dwelling Unit	▪ Home
▪ Housing Area	▪ Community
▪ Contractor	▪ Partner
▪ Cost	▪ Value
▪ Negotiation	▪ Collaboration



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RCI Vision





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RCI Vision



Existing



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RCI CREATES COMMUNITIES THAT FEEL LIKE HOME